



**MINUTES
MARCH 18, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2, MAYOR PRO TEM (Arrived at 7:00 P.M.)
TRAVIS JACOB, PLACE 3
TED DILL, PLACE 4
ABSENT LINDSEY HEDGE, PLACE 5

- 1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:31 P.M. AND ANNOUNCED A QUORUM PRESENT.**
- 2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND TED DILL DELIVERED THE INVOCATION.**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**

- The City Council expressed condolences to the family of Kay Gage, one of the City of Lavon's first City Council Members.
- Ribbon Cutting for the Yardly at Elevon Development 4/1/2025 beginning at 5 pm
- Collin County Thoroughfare Plan meeting at City Hall 4/3/2025 beginning at 5:30 pm
- Breakfast with the Bunny 4/12/2025 9 am to 10:30 am
- Early voting begins on April 22, 2025, at City Hall

4. CITIZENS COMMENTS

Todd Graham, ETJ Resident requested clarification on how disannexing from the ETJ affected the ESD? Ms. Dobbs responded that the "Fire District" was different than the ETJ and disannexing would not affect service to those properties.

5. PRESENTATION

Mike Ward, CPA, Accounting & Financial Consulting, PLLC presented the audited 2024 Financial Statements and Independent Audit Report. Mr. Ward stated that the audit resulted in an unmodified ("clean") opinion indicating that the financial statements are presented fairly, in all material respects, in accordance with generally accepted accounting principles and added that this represents the best opinion possible. Mr. Ward reviewed the statements and acknowledged overall net growth in the City's funds and strong, stable financial position.

6. CONSENT AGENDA

- A. Approve the minutes of the March 4, 2025 meeting.**
- B. Take no action regarding the Public Utility Commission of Texas inquiry relating to the 2025 consumer price index (CPI) adjustment thereby allowing an increase to municipal telecommunications right-of-way access line rates.**
- C. Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 2.06 acres of property located at 11524 CR 483, described as Lot 28, block B of the Meadow Creek Estates Addition and Lot 29, Block B of the Meadow Creek Estates Addition and approve Ordinance No. 2025-03-07 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and**

adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Cook, Hedge)

7. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding Resolution No. 2025-03-02 awarding the construction project bid for the City of Lavon Rosewood Dr. Paving Reconstruction (CIP-35) and CR 484 Paving Reconstruction (CIP- 11) and approving and authorizing the negotiation and execution of a construction contract with DDM Construction Corporation in an amount not to exceed \$1,916,410.00 with 153 days to construct.**

City Manager Kim Dobbs provided information and City Engineer Erin Magee, Freeman Millican detailed the project. Ms. Dobbs noted that the Rosewood construction project is intentionally timed to coincide with the summer break for the schools. ETJ Resident Rick Mann asked if sidewalks along Cr 484 would be included in this project, Ms. Magee added that sidewalks were not in the scope of this initial construction.

MOTION: APPROVE RESOLUTION NO. 2025-03-02 AWARDING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON ROSEWOOD DR. PAVING RECONSTRUCTION (CIP-35) AND CR 484 PAVING RECONSTRUCTION (CIP- 11) AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH DDM CONSTRUCTION CORPORATION IN AN AMOUNT NOT TO EXCEED \$1,916,410.00 WITH 153 DAYS TO CONSTRUCT.

MOTION MADE: SHEPARD

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Hedge)

- B. Discussion and action regarding the bylaws of the proposed Lavon Municipal Development District, a specialized local government entity in the extraterritorial jurisdiction designed to foster wider community engagement and generate sales tax revenue that is dedicated to reinvestment in economic development, infrastructure, and quality of life projects that directly benefit the district.**

Ms. Dobbs provided information about the MDD Bylaws and City Attorney, Julie Fort, Messer, Fort Municipal Law Firm, detailed the proposed bylaws and answered questions. ETJ Residents Todd Graham and Cindy MacArthur posed questions regarding the MDD and Ms. Fort responded.

City Council directed staff to prepare a Resolution for the proposed draft bylaws for the March 18, 2025 meeting.

- C. Discussion and action regarding Ordinance No. 2025-03-08 to amend Chapter 12, "Utilities", of the Code of Ordinances by amending Article 12.06 "Grease Traps" relating to the installation and maintenance of new non-residential systems; and providing a penalty.**

Ms. Dobbs provided information about the amendment of Chapter 12 of the Code of Ordinances in regard to "Grease Traps".

MOTION: APPROVE ORDINANCE NO. 2025-03-08 TO AMEND CHAPTER 12, "UTILITIES", OF THE CODE OF ORDINANCES BY AMENDING ARTICLE 12.06 "GREASE TRAPS" RELATING TO THE INSTALLATION AND MAINTENANCE OF NEW NON-RESIDENTIAL SYSTEMS; AND PROVIDING A PENALTY.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Hedge)

- D. Discussion and action regarding Ordinance No. 2025-03-09 to amend Chapter 10, "Streets, Parks And Other Public Ways And Places," of the Code of Ordinances by adding a new Article 10.08, "Roadway Solicitation," providing regulation of solicitation and canvassing activity; and providing a penalty.**

Police Chief Mike Jones provided information regarding the proposed amendment.

MOTION: APPROVE ORDINANCE NO. 2025-03-09 TO AMEND CHAPTER 10, "STREETS, PARKS AND OTHER PUBLIC WAYS AND PLACES," OF THE CODE OF ORDINANCES BY ADDING A NEW ARTICLE 10.08, "ROADWAY SOLICITATION," PROVIDING REGULATION OF SOLICITATION AND CANVASSING ACTIVITY; AND PROVIDING A PENALTY.

MOTION MADE: SHEPARD
SECONDED: DILL
APPROVED: UNANIMOUS (Absent: Hedge)

- E. Discussion and action regarding Ordinance No. 2025-03-10 to repeal and replace Article 4.09 "Habitual Criminal and Nuisance Properties" regarding regulation of habitual criminal and nuisance properties; adding a fee; and providing a penalty.**

Ms. Dobbs provided information, and Chief Jones detailed the proposed ordinance.

MOTION: APPROVE ORDINANCE NO. 2025-03-10 TO REPEAL AND REPLACE ARTICLE 4.09 "HABITUAL CRIMINAL AND NUISANCE PROPERTIES" REGARDING REGULATION OF HABITUAL CRIMINAL AND NUISANCE PROPERTIES; ADDING A FEE; AND PROVIDING A PENALTY.

MOTION MADE: DILL
SECONDED: JACOB
APPROVED: UNANIMOUS (Absent: Hedge)

- F. Discussion and action regarding Ordinance No. 2025-03-11 to amend the fee schedule adopted by Ordinance No. 2024-09-04 for the Fiscal Year October 1, 2024 through September 30, 2025, as amended, to add fees relating to habitual criminal and nuisance property.**

Ms. Dobbs provided details regarding the proposed fee schedule.

MOTION: APPROVE ORDINANCE NO. 2025-03-11 TO AMEND THE FEE SCHEDULE ADOPTED BY ORDINANCE NO. 2024-09-04 FOR THE FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025, AS AMENDED, TO ADD FEES RELATING TO HABITUAL CRIMINAL AND NUISANCE PROPERTY.

MOTION MADE: COOK
SECONDED: DILL
APPROVED: UNANIMOUS (Absent: Hedge)

- G. Discussion and action regarding board and commission appointment - Parks and Recreation Board.**

MOTION: APPOINT KAREN JACOB TO SEAT 4 OF THE PARKS AND RECREATION BOARD FOR A TERM THAT EXPIRES JANUARY 1, 2026.

MOTION MADE: COOK
SECONDED: DILL
FOR: COOK, DILL, SHEPARD
AGAINST: NONE
ABSTAIN: JACOB

APPROVED: 3-0 (Absent: Hedge)

MOTION: APPOINT RUSS BACA TO THE UNEXPIRED TERM OF THE ALTERNATE POSITION OF THE PARKS AND RECREATION BOARD FOR A TERM THAT EXPIRES JANUARY 1, 2026.

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Hedge)

8. DEPARTMENT REPORTS

- A. Police Services** – Chief Mike Jones provided information regarding reports, programs, and referenced information provided in the meeting packet. Councilman Jacob for quickly responding to an incident near his neighborhood and Councilman Dill commended the Police Department on effectively implementing a designated Traffic Unit.
- B. Fire Services** – Ms. Dobbs provided information regarding reports, programs, and referenced information provided in the meeting packet and updated the Council regarding the Collin County Fire Chief's ESD meeting with Safe-D.
- C. Public Works** – Director of Public Works David Carter provided general information regarding the public works operations.
- D. Administration** – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; TxDOT projects report; building remodel and administration and staff report.

9. EXECUTIVE SESSION

At 8:30 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following items pursuant to Section 551.074 Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer, or employee; or hear a complaint or charge against an officer or employee- Municipal Court Judge, Associate Municipal Court Judge.

10. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson closed the reconvened the regular meeting at 8:35 p.m., stating no action was taken in executive session.

- A.** Discussion and action regarding the appointment of the Associate Municipal Court Judge.

MOTION: APPOINT JEFFREY W. SHELL AS THE ASSOCIATE MUNICIPAL COURT JUDGE.

MOTION MADE: SHEPARD

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Hedge)

11. SET FUTURE MEETINGS AND AGENDA

April 1, 2025 – Ribbon Cutting at 6:00pm at Yardly Eleveon and 6:30 pm Regular Meeting.

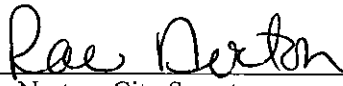
12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:37 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 4th day of April 2025.



Vicki Sanson, Mayor

ATTEST:

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Rae Norton, City Secretary

